



INDIAN ROCK
EQUESTRIAN RANCH

Indian Rock Equestrian Ranch

Absarokee, Montana

\$1,395,000.

Offered Exclusively By:
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Indian Rock Equestrian Ranch



AGENTS NOTE:

Indian Rock Equestrian Ranch consists of 100+/- deeded acres. It has abundant wildlife including white tail and mule deer, wild turkey, pheasants, sharp tail grouse and Hungarian partridge. The terrain is varied with rolling hills, irrigated, grassy meadows & breathtaking views. The improvements are in excellent condition. The custom wood sided home built in 2007 has 2 levels, 3,580 sq. ft., 3 bedrooms, 2 1/2 baths & 2 kitchens. It has gas forced air and central air conditioning. There is a wraparound deck & large picture windows to take in the breathtaking views. A beautiful equine barn with kick proof box stalls, tack room, hay storage, equipment storage, electricity and a 60' x 120' indoor riding arena with dry storage, 60' round corral, equipment & hay storage. This ranch has perimeter fencing, loafing sheds and corrals. It is a beautiful horse ranch with spectacular views, immaculate improvements, elegant home, water rights and outbuildings. A must see to really appreciate.



Justin Todd
(406) 223-5263

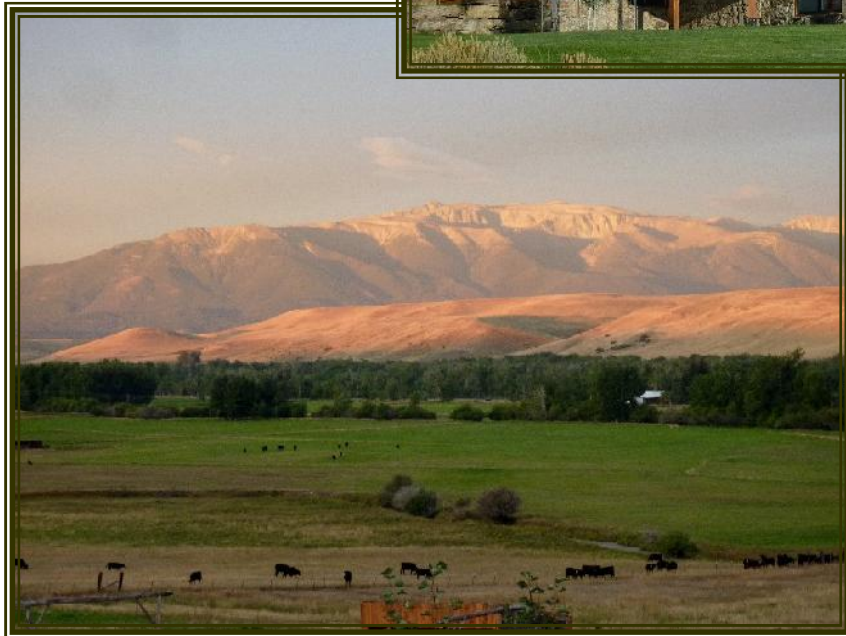


DESCRIPTION:

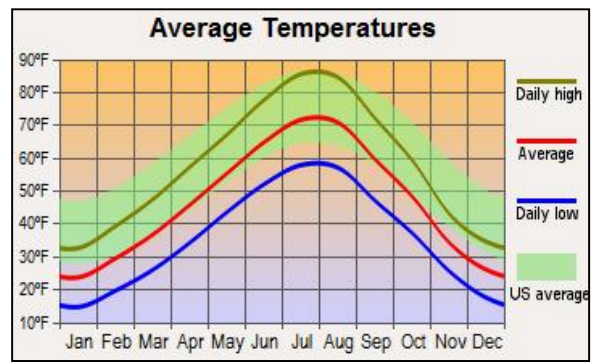
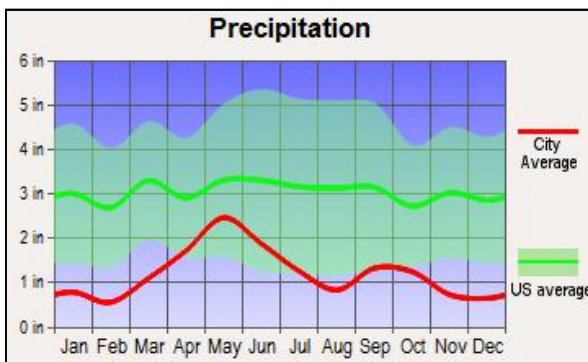
Acreage:
100+/- Total
Deeded Acres

Home: 3,580 sq. ft.
3 BR/2.5 BA

Elevation:
3,100'-3,400'



The custom ranch style home has a wraparound deck and windows to take in the amazing views.



Water & Mineral Rights: Owners will convey all of the owned water and mineral rights appurtenant to Indian Rock Equestrian Ranch. Water Rights shall transfer subject to all decisions of the Montana Water Court Adjudication proceedings.



LOCATION:

INDIAN ROCK EQUESTRIAN RANCH: Located approx. 4 miles south of Absarokee, MT.

ABSAROKEE: Located 12 miles south of Columbus. In the summer thousands of tourists pass through Absarokee every day on their way in-between Red Lodge (and the Beartooth Highway) and Columbus (the junction with Interstate 90). Downtown Absarokee is small but very clean and attractive. The town is full of small stores and places to shop. The town is located out in a rolling prairie consisting of grasslands and hay fields, the Beartooth Mountains loom to the south and provide a scenic backdrop to the entire area. Anglers will also enjoy Absarokee's location, since the Stillwater River flows right through town. The Stillwater has superb trout fishing, and numerous fishing access sites provide excellent access to the river.

BILLINGS: Located 55 miles to the east, Billings is the center of Montana's livestock industry. The International Airport in Billings is presently serviced by 5 majors airlines. Billings has two of the finest medical facilities in the northwest. Shopping, fine dining, theater and the arts make Billings the true hub of Montana.

RED LODGE: Red Lodge is about a 30-mile drive south. Nestled against Montana's highest mountain peaks, Red Lodge is a place of extraordinary beauty and Western-style hospitality. A ski resort and ranching community with a colorful coal-mining past that looks onto 28 peaks rising over 12,000 feet. This charming alpine town is nestled in the foothills of the magnificent Beartooth Mountains and is surrounded by Custer National Forest. The Beartooth Pass has been described as the most scenic drive in America by CBS News correspondent Charles Kuralt.



Montana

We believe Montana is the “Best Last Place”. Montana plays in our minds that mythological West that all Americans love. It is the home of real legends, with real places and real people. It was a horn of plenty for the Native Americans, with prairies full of fat buffalo and clear mountain streams overflowing with trout and beaver. Montana evolved from the wilderness through the efforts of mountain men, gold miners, sturdy pioneers, as well as through a bloody struggle between competing cultures. Law and order came to the Montana Territory by the gun and hanging tree. It was Vigilante verses Outlaw, and often it was a fine line that separated the two. Montana is the West, home of the Cowboy and Cowponies, and endless horizons.

Montana is the land of snow-capped mountains, pristine wilderness areas, sparkling rivers and streams, and golden wheat fields all under 'The Big Sky.'

Welcome to "*The Best Last Place*," Montana.



BEARTOOTH MOUNTAINS



60' ROUND CORRAL



Everything about the ranch shows years of good stewardship and also pride of ownership.

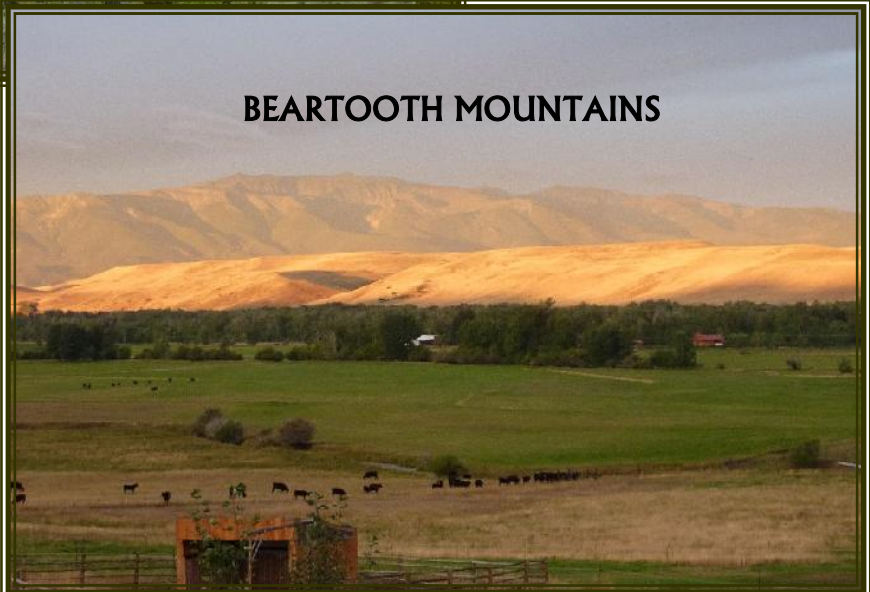
CRAZY MOUNTAINS



Spectacular views of 4 different mountain ranges

The ranch headquarters are very neat and well maintained.

BEARTOOTH MOUNTAINS





Above & right:
Indoor Riding Arena



Above & left:
Horse barn

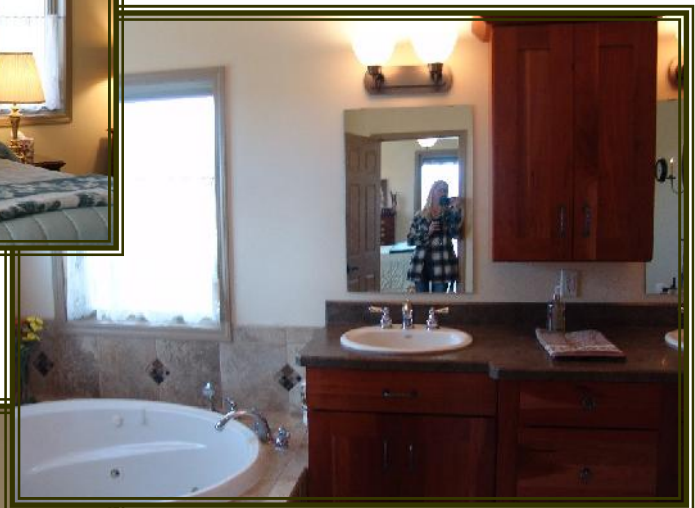


Mature landscaping



Impeccably maintained yard
with underground sprinklers







Great room w/lots of light
and space, plus the warmth
of a /native rock fireplace
& large picture windows.



**LOWERL LEVEL FAMILY
ROOM W/ITS OWN
ENTRANCE**



LOWERL LEVEL MASTER



**LOWER LEVEL
EFFICIENCY KITCHEN**



LOWERL LEVEL BATH



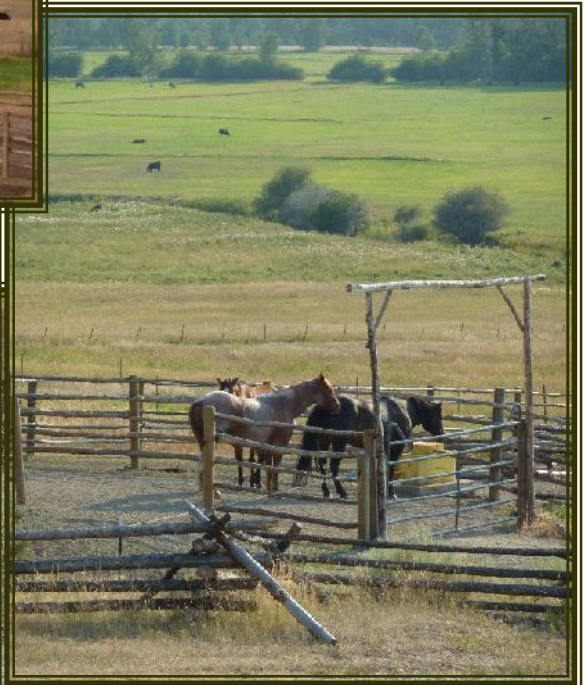
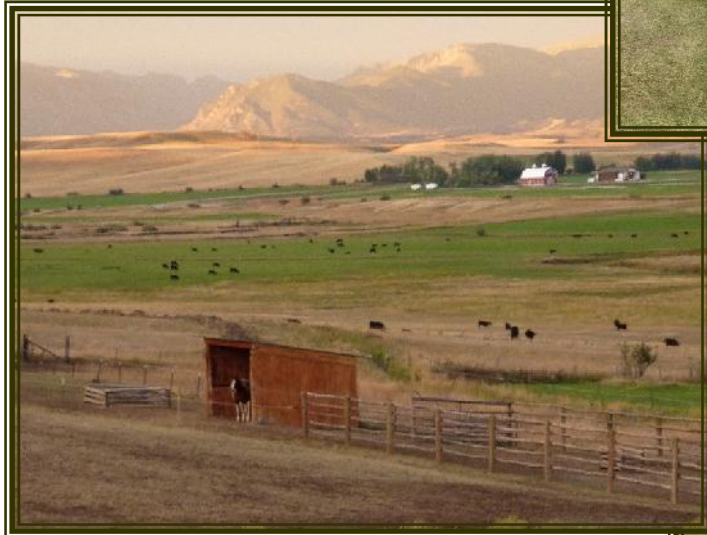
LOWER LEVEL 2ND BEDROOM



**2 CAR GARAGE,
WRAPAROUND DECK
& STUNNING VIEWS**



Indian Rock Equestrian Ranch has a wide variety of Montana terrain with wide open views.



Indian Rock



BEARTOOTH MOUNTAINS

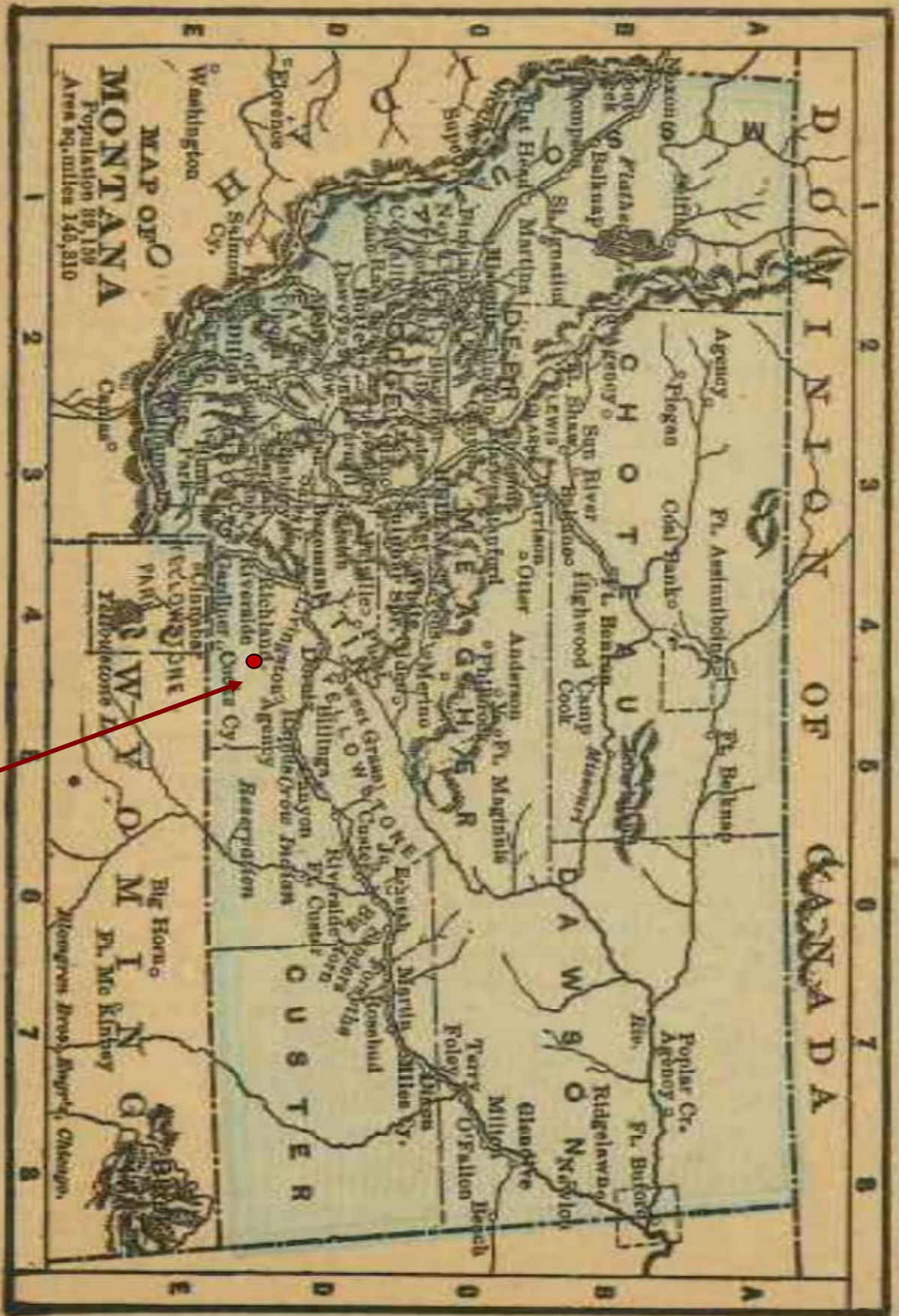
SUMMARY & CONCLUSION:

Unlimited outdoor recreational opportunities such as hunting, hiking, and horse back riding are just a few of the amenities Indian Rock Equestrian Ranch has to offer. This property has a great environment for raising livestock whether horses, cattle or wildlife. The lush irrigated meadows and short hard grass provides the right nutrients for maximum growth and finish on any type of animals. It's close proximity to Billings, Red Lodge and Yellowstone Park makes Indian Rock Equestrian Ranch an ideal place to enjoy and relax in the best last place, Montana. Welcome to the land of the "Big Sky".

PRICE: \$1,395,000.

TERMS: Cash

Notice: The data contained herein was obtained from the owner and other sources deemed reliable, but is not guaranteed by agents. Prospective purchasers may be asked to provide a financial reference prior to a showing and are advised to examine the facts to their own satisfaction. This offering is subject to change of price and terms, lease, prior sale or withdrawal from the market, without notice.



OLD MONTANA MAP

Indian Rock Equestrian Ranch

Sonny Todd Real Estate

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